

VAS Realty, LLC
131 Playa Rienta Way
Palm Beach

Gardens,

**FL 33418 561-797-
5967**

March 29, 2019

General Services Administration (GSA)
Real Estate Division
Attn: Mr. Andrew Forbes, Mr. Michael Strobel

Lease Number LRI04549

Dear Mr. Forbes,

This letter is in response to your email of 20 March 2019 inquiring if the landlord would consider the possibility of a 12 -month extension of the subject lease. After deliberation VAS Realty, LLC (VAS) has decided that it is willing to extend the current lease for the Government and is proposing a 24-month firm term extension at the current Monthly Gross Rental Rate of (b) (4) Other than the change in firm term, all else in the lease to remain as is.

Granted the Government proposed a 12 month extension, but VAS is taking a considerable business risk by agreeing to an extension of any length. VAS has already lost several prospective tenants due to the uncertainty of the lease and the when or if the Government will vacate the premises. As a result of this uncertainty VAS has realized significant financial hardship and a continual negative impact to its business.

Warwick, RI is also a small real estate community so VAS is aware of the health and welfare issues at the new location the Government has chosen, which coupled with our experience with a Government buildout, leads us to believe that a 12 month extension will not be sufficient.

In summary, VAS requires some certainty in this extension and from a business standpoint a 12 month extension, followed by the possibility of another extension when the new space is not ready, followed by another extension and so on an so forth is not a path for our success. In order for the VAS